

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
MONDAY, May 5, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Ryan (Vice Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis,
P. Plante (7:24 – 7:55 p.m.), B. Pociask (7:24 – 8:08 p.m.), K. Rawn,
Members absent: J. Goodwin
Alternates present: P. Aho, V. Ward, S. Westa
Staff Present: Linda Painter, Director of Planning and Development;
Curt Hirsch, Zoning Agent
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Vice Chairman Ryan called the meeting to order at 7:24 p.m., and appointed Ward to act.

Approval of Minutes:

a. April 21, 2014 Meeting

Hall MOVED, Ward seconded, to approve the 04-21-14 minutes as written. MOTION PASSED UNANIMOUSLY. Aho and Westa noted for the record that they listened to the recording.

b. April 29, 2014 Special Meeting

Chandy MOVED, Hall seconded, to approve the 04-29-14 minutes as written. MOTION PASSED with Chandy, Hall, Holt, and Rawn, in favor and all others disqualified.

Zoning Agent's Report: Noted.

Old Business:

a. Pre-Application Discussion Requests

Draft Policies and Procedures – Postponed to May 19th

b. Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-19)

Lewis MOVED, Holt seconded, to approve the March 13, 2014 application of Storrs Center Alliance LLC, (File #1246-19) to amend the Zoning Map for the Storrs Center Special Design District as submitted to the Commission and presented at Public Hearing on April 21, 2014. The map amendment shall become effective on June 1, 2014.

In approving this application the Planning and Zoning Commission has considered all Public Hearing testimony and communications. Approval of the proposed zoning map amendment to the Storrs Center Special Design District is granted for the following reasons:

1. The proposal was complete and contained all information needed to review and decide the application. The information required by Article Ten, Sections S.3.c.i, S.3.c.ii (items 2 and 4), S.3.c.iii, S.3.c.iv, S.3.c.v, and S.3.c.vi was not needed to review and decide the application and is therefore waived in accordance with the authority provided in Article Ten, Section S.3.h.
2. The proposed changes to the parking requirements for multi-family residential and medical office uses promote the public health, safety, welfare and property values by eliminating the need to construct parking spaces in excess of what is actually needed to support the project. Additionally, should parking demand increase in the future, the surface lot proposed to the east of the Transportation Center could be replaced with a parking structure, consistent with the approved master plan for Storrs Center.
3. The proposed amendment promotes goals, objectives, and recommendations contained in Mansfield's 2006 Plan of Conservation and Development, specifically Goal 1, objectives c and e.

4. The proposed amendment is consistent with the approved Municipal Development Plan for the Storrs Center Project.
5. The proposed amendment is consistent with Section 8-2 of the Connecticut General Statutes.
6. The proposed amendment is consistent with the statement of regulatory intent and purpose contained in Article I and the approval considerations contained in Article XIII of the Mansfield Zoning Regulations.

After much discussion, the Vice Chairman declared this item to be temporarily set aside, while the Director of Planning worked on wording for an amendment to the above motion (File #1246-19).

New Business:

a. Review of Proposed Site Signage for OMS Development, 1659 Storrs Road, (File #1319)

****At 7:55 p.m. Plante left and Westa was appointed to act.****

After discussion with Curt Hirsch, Zoning Agent, Holt MOVED, Rawn seconded, to approve the sign as proposed, File #1319, as dated in a 5/5/14 submission. MOTION PASSED UNANIMOUSLY.

Rawn MOVED, Ward seconded, that the canopy as proposed is not consistent with Article 10, Section R of the Design Guidelines. MOTION PASSED with all in favor except Lewis who was opposed.

Old Business Continued:

b. Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-19)

Lewis MOVED to make a friendly amendment to the motion, seconded by Holt, to add to the end of the previously moved motion, the following:

This approval is conditioned upon the following:

If parking demand and availability become a concern in the future, the Director of Planning and Development shall require the Master Developer to update the master parking study.

The updated parking study shall be reviewed by the PZC as an amendment to the master plan. The PZC shall have the right to retain a third party consultant to conduct a peer review of the study as part of their review of the master plan amendment. The cost of the PZC's consultant shall be the responsibility of the developer.

If the updated parking study demonstrates the need for additional parking, the developer shall be responsible for constructing the additional parking at their own expense.

The Amended MOTION PASSED UNANIMOUSLY.

The entire motion reads as follows:

"To approve the March 13, 2014 application of Storrs Center Alliance LLC, (File #1246-19) to amend the Zoning Map for the Storrs Center Special Design District as submitted to the Commission and presented at Public Hearing on April 21, 2014. The map amendment shall become effective on June 1, 2014.

In approving this application the Planning and Zoning Commission has considered all Public Hearing testimony and communications. Approval of the proposed zoning map amendment to the Storrs Center Special Design District is granted for the following reasons:

1. The proposal was complete and contained all information needed to review and decide the application. The information required by Article Ten, Sections S.3.c.i, S.3.c.ii (items 2 and 4), S.3.c.iii, S.3.c.iv, S.3.c.v, and S.3.c.vi was not needed to review and decide the application and is therefore waived in accordance with the authority provided in Article Ten, Section S.3.h.

2. The proposed changes to the parking requirements for multi-family residential and medical office uses promote the public health, safety, welfare and property values by eliminating the need to construct parking spaces in excess of what is actually needed to support the project. Additionally, should parking demand increase in the future, the surface lot proposed to the east of the Transportation Center could be replaced with a parking structure, consistent with the approved master plan for Storrs Center.
3. The proposed amendment promotes goals, objectives, and recommendations contained in Mansfield's 2006 Plan of Conservation and Development, specifically Goal 1, objectives c and e.
4. The proposed amendment is consistent with the approved Municipal Development Plan for the Storrs Center Project.
5. The proposed amendment is consistent with Section 8-2 of the Connecticut General Statutes.
6. The proposed amendment is consistent with the statement of regulatory intent and purpose contained in Article I and the approval considerations contained in Article XIII of the Mansfield Zoning Regulations.

This approval is conditioned upon the following:

If parking demand and availability become a concern in the future, the Director of Planning and Development shall require the Master Developer to update the master parking study.

The updated parking study shall be reviewed by the PZC as an amendment to the master plan. The PZC shall have the right to retain a third party consultant to conduct a peer review of the study as part of their review of the master plan amendment. The cost of the PZC's consultant shall be the responsibility of the developer.

If the updated parking study demonstrates the need for additional parking, the developer shall be responsible for constructing the additional parking at their own expense."

** At 8:08 p.m. Pociask left and Aho was appointed to act in his place. **

New Business Continued:

Interpretation of Regulations: Subdivision Plan Requirements

Linda Painter reviewed her interpretation of the regulations regarding the requirements for a subdivision involving one lot being carved out of a larger parcel intending to remain as undeveloped. The consensus of the Commission was that they agreed with her interpretation.

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The Commission discussed Chapter 7 (Goals 1-3): Goals, Policies Strategies and Actions. It was noted that there will be a Special Meeting on May 12, 2014 in Room B at 7:30 p.m.

Reports from Officers and Committees: None noted.

Communications and Bills: None.

Adjournment: The Vice Chairman declared the meeting adjourned at 9:43 p.m.

Respectfully submitted,

Katherine Holt, Secretary